

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Clifmar Road, 295' NE of
the c/l of Liberty Road
(3606 Clifmar Road)
2nd Election District
2nd Councilmanic District

James Thurston
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-298-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 3606 Clifmar Road, located in the vicinity of Liberty Road in Rockdale. The Petition was filed by the owner of the property, James Thurston. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached carport) to be located in the side yard in lieu of the required rear. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date

By

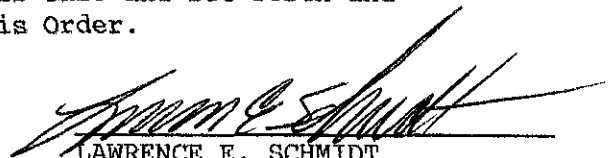
3/8/96
[Signature]

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached carport) to be located in the side yard in lieu of the required rear, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed carport shall be open on all four sides and shall not be enclosed for any reason.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 8, 1996

Mr. James Thurston
3606 Clifmar Road
Baltimore, Maryland 21244

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Clifmar Road, 295' NE of the c/l of Liberty Road
(3606 Clifmar Road)
2nd Election District _ 2nd Councilmanic District
James Thurston - Petitioner
Case No. 96-298-A

Dear Mr. Thurston:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. R. L. Tice, c/o Patio Enclosures, Inc.
224 8th Avenue, N.W., Glen Burnie, Md. 21061

People's Counsel

File



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3606 CLIFMAR ROAD

address

ROCKDALE, MD. 21244

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THE EXISTING DRIVEWAY IS LOCATED ON THE RIGHT SIDE OF THE HOUSE AND
IS THE MOST FEASIBLE AREA IN RELATION TO THE PROPERTY - THEREBY, THE
ADDITION OF A FREE STANDING CARPORT BECOMES THE LOGICAL AREA FOR THIS ADDITION.
2. IMPROVE THE APPEARANCE OF THE HOUSE.
3. PROVIDE PROTECTION FOR AUTOMOBILES.
4. DOES NOT IMPAIR VISION OF OTHER PROPERTIES.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

JAMES THURSTON
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of January, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Thurston
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

1/22/96

NOTARY PUBLIC

My Commission Expires:

7/7/98

LEGAL DESCRIPTION OF PROPERTY

96-298-A

BEGINNING ON THE N.W. SIDE OF CLIFMAR RD., 25' WIDE, AT A DISTANCE
OF 295' N. ~~W~~ OF THE CENTERLINE OF LIBERTY RD. BEING LOT 24
IN THE SUBDIVISION OF ST. GEORGE PARK. BOOK 8, FOLIO 26.
ALSO, KNOWN AS 3606 CLIFMAR RD. IN THE 2nd ELECTION DISTRICT.

CLIFMAR RD.

360

96-298-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2 Date of Posting _____
Posted for: Variance
Petitioner: James Thurston
Location of property: 3606 Clifmar Rd
Location of Signs: _____
Remarks: _____
Posted by Maurice Signature _____ Date of return: _____
Number of Signs: _____

MICROFILMED

Post by: 2/18/96

CASE NUMBER: 96-298-A (Item 300)
3606 Clifmar Road
NW/S Clifmar Road, 295' NE of c/l Liberty Road
2nd Election District - 2nd Councilmanic
Legal Owner: James Thurston

Administrative Variance to permit an accessory str
carport) in the side yard in lieu of the rear.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 013797

96-298-A

DATE 2/7/96 ACCOUNT 31-615

Item. 300
By: MDA

AMOUNT \$ 85.00

RECEIVED FROM: RIC-LEE Corp - 3606 Clifmar Rd.

010-Res Var. - \$50.00
080-1550 - \$35.00
\$85.00

FOR:

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

3M, St. Paul, MN.

MMM 5824 FILMSORT® & DUPLICARD® Cards





ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 300 Petitioner: 3606 Clifmar Rd

Location: _____ James Thurston

PLEASE FORWARD ADVERTISING BILL TO:

NAME: James Thurston

ADDRESS: 3606 Clifmar Rd

Rockdale, MD 21244

PHONE NUMBER: 655-4302



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 15, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-298-A (Item 300)
3606 Clifmar Road
NW/S Clifmar Road, 295' NE of c/l Liberty Road
2nd Election District - 2nd Councilmanic
Legal Owner: James Thurston

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 18, 1996. The closing date (March 4, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: James Thurston
Patio Enclosures, Inc.

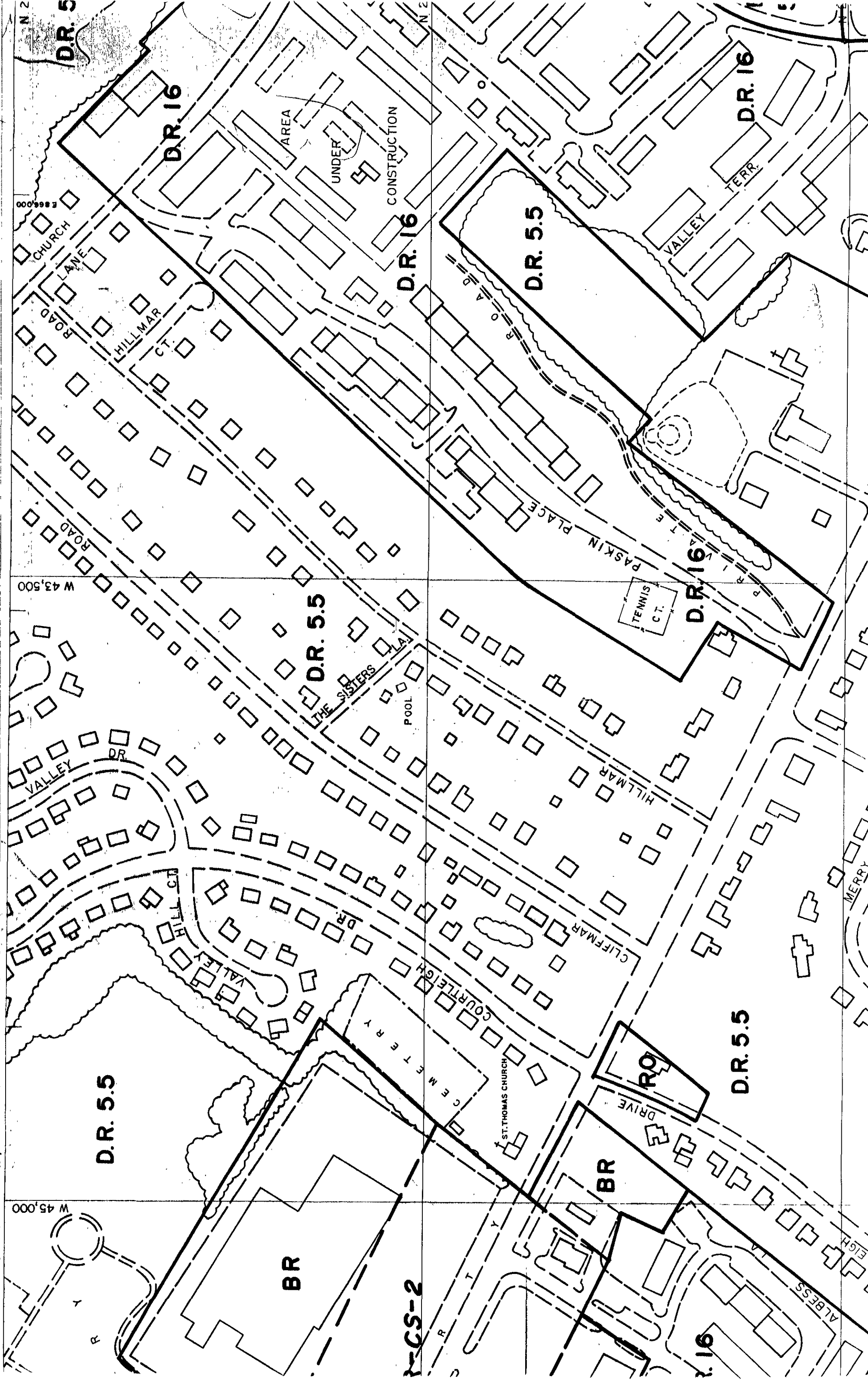
microfilm



96-298-A

(SHEET NW-7-H)

NW 64 # 300





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 1996

R. L. Tice
Patio Enclosures, Inc.
224 8th Ave., N.W.
Glen Burnie, MD 21061

RE: Item No.: 300
Case No.: 96-298-A
Petitioner: James Thurston

Dear Mr. Tice:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 7, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 26, 1996
Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 26, 1996
Items 294, 295, 296, 298, 299, (300), 301, 302, 7
and 303

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 20, 1996

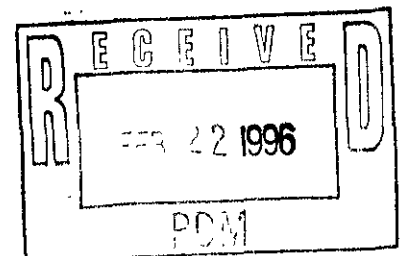
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 294, 295, 296, 298, 299, 300,
301, 302 & 304.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-16-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 300 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

This Deed

Made this 27th day of May
by and between

In the year 19 88

✓ THOMAS W. HOGG, JR. & ELIZABETH A. HOGG, husband and wife

parties of the first part, and

✓ JAMES A. THURSTON & DORIS E. THURSTON, husband and wife

parties of the second part:

Witnesseth, that for and in consideration of the sum of \$ 87,900.00 , receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said parties of the second part, in fee simple, as Tenants by the Entirety the following described land and premises, situate in the State of Maryland, County of Baltimore and known and distinguished as Lot No. 24, on a Plat of the property of J. Alfred Marriott, Jr., being Plat No. 4, "GEORGES PARK", of record among the Land Records of Baltimore County in Plat Book No. 8, folio 26.

The Improvements thereon being known as 3606 Clifmar Road.

BEING that same lot obtained by the parties of the first part in a recorded in Liber 6913, folio 220.

RC F 14.00
TX 439.50
DOCS 440.00
DEED 0
SM CLERK 893.50
#55881 0004 R01 110:56
08/26/88

Together with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness hand and seal the day and year first hereinbefore written.

Witness

THOMAS W. HOGG, JR. [SEAL]

ELIZABETH A. HOGG [SEAL]

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE DATE 8-25-88

STATE OF MARYLAND
COUNTY OF Howard

ss:

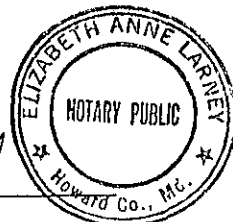
I Hereby Certify that on this 27th day of May 1988, before the undersigned officer, a notary public in and for the state and county aforesaid, personally appeared THOMAS W. HOGG, JR. & ELIZABETH A. HOGG known to me to be the persons whose names are subscribed to the within instrument and did acknowledge that they executed the same for the purposes therein contained, and signed the same in my presence.

In Witness whereof, I hereunto set my hand and official seal.

I hereby certify the within instrument was prepared under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

Notary Public, Maryland

My Commission Expires 7/1/90



RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
8-25-88

14
439.50
440.00

STATE OF
COUNTY OF

SS:

LIBER 7954 PAGE 820

I Hereby Certify that on this _____ day of _____, 19____, before the undersigned officer, a notary public in and for the state and county aforesaid, personally appeared _____ known to me to be the person whose name _____ subscribed to the within instrument and did acknowledge that he _____ executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public, Maryland

My Commission Expires _____

Deed in Fee \$11,000

THOMAS W. HOGG, JR. &

ELIZABETH A. HOGG

TO

JAMES A. THURSTON &

DORIS E. THURSTON

Received for Record on the _____ day
of _____, A.D., 19____
at _____ o'clock _____ M., and recorded in
Liber No. _____ at Folio _____, et seq.,
one of the Land Records for _____

Recorder.

MAIL TO:

Mr. & Mrs. James A. Thurston
3606 Cliffmar Road
Baltimore, MD 21207

CAPITOL TITLE INSURANCE AGENCY, INC.

- ☐ 4710 Auth Place, Suite 101, Suitland, MD 20746
- ☐ 423-2030
- ☐ 5515 Security Lane, Suite 510, Rockville, MD 20852
- ☐ 231-7250
- ☐ 2101 Defense Hwy., Suite 1, Crofton, MD 21114
- ☐ 261-6201
- ☐ 540 Ritchie Hwy., Suite 201, Severna Park, MD 21146
- ☐ 344-0393

Affidavit of Consideration

I/WE THOMAS W. HOGG, JR. & ELIZABETH A. HOGG, HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID FOR THE AFOREGOING IS \$87,900.00 AND THAT THE AMOUNT OF ANY DEED OF TRUST OR MORTGAGE BEING ASSUMED BY THE GRANTEE IS \$-0-

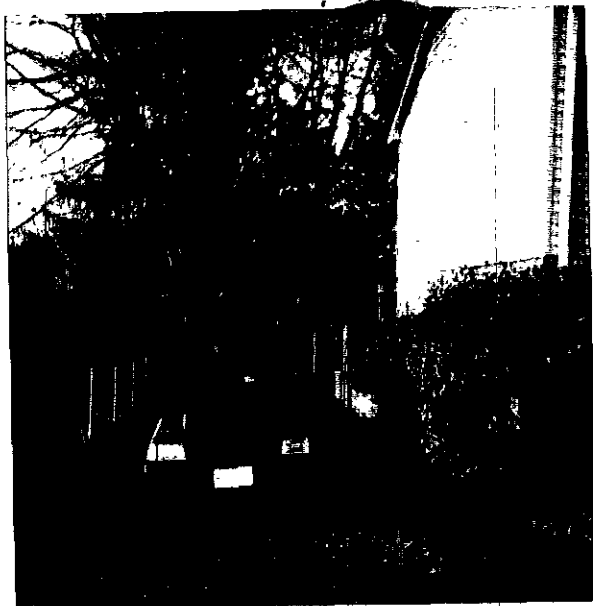
WITNESS

WITNESS

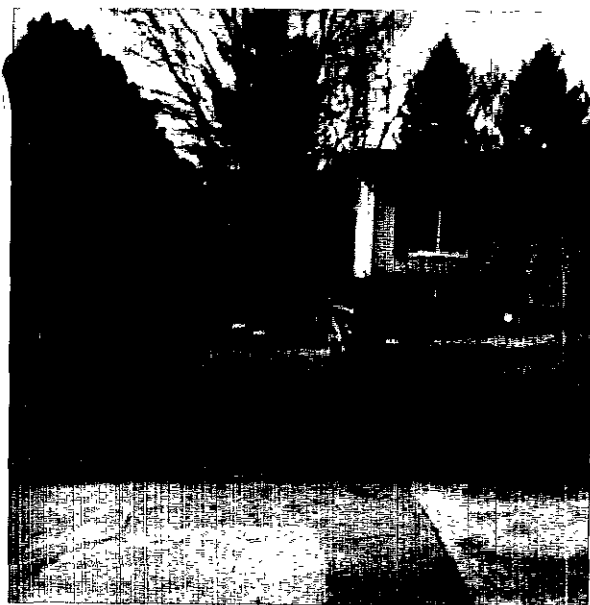
AFFIANT THOMAS W. HOGG, JR.

AFFIANT ELIZABETH A. HOGG

96--298-A

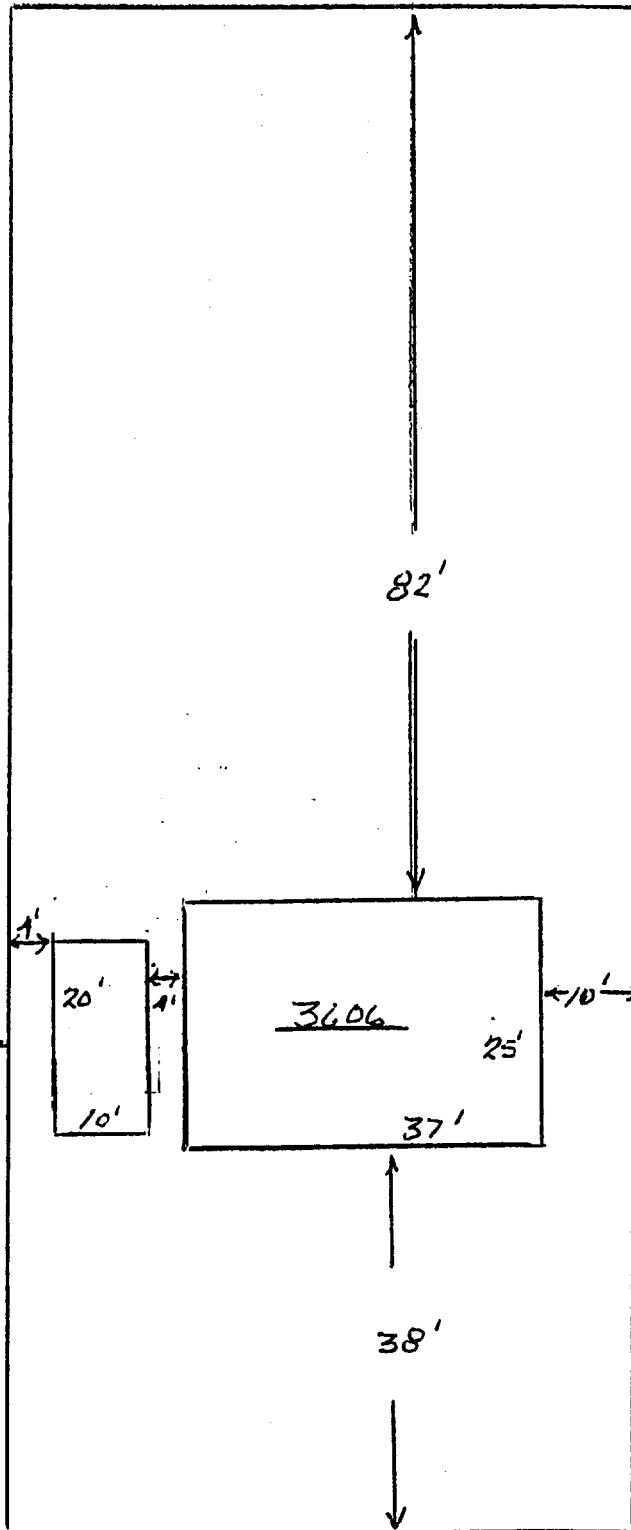


#300



2000-00-00 00:00:00

300



Ret No!

96-298-A

SECRET



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 15, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-298-A (Item 300)
3606 Clifmar Road
NW/SE Clifmar Road, 295' NE of c/ Liberty Road
2nd Election District - 2nd Councilmanic
Legal Owner: James Thurston

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 18, 1996. The closing date (March 4, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

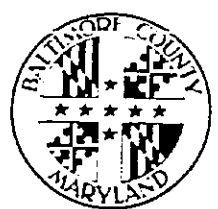
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: James Thurston
Petio Enclosures, Inc.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 1996

R. L. Tice
Petio Enclosures, Inc.
224 8th Ave., N.W.
Glen Burnie, MD 21061

RE: Item No.: 300
Case No.: 96-298-A
Petitioner: James Thurston

Dear Mr. Tice:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 7, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Feb. 26, 1996
Zoning Administration and Development Management

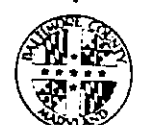
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 26, 1996
Items 294, 295, 296, 298, 299, 300, 301, 302, 303
and 303

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

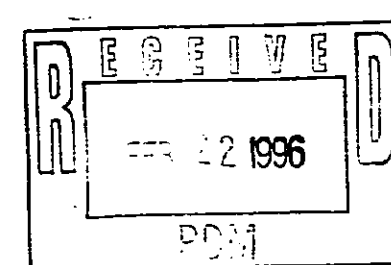
Location: DISTRIBUTION MEETING OF FEB. 20, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 294, 295, 296, 298, 299, 300, 301, 302 & 304.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 295, 296, 298, 300, 301, 303 and 304

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Carol L. Ryan

PK/JL

ITEM295/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 300 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 (Toll-Free)
Mailing Address: P.O. Box 2472, Baltimore, MD 21203-0472

P88-05-0451F
R/K

This Deed

Made this 27th day of May in the year 19 96
by and between

THOMAS W. HOGG, JR. & ELIZABETH A. HOGG, husband and wife

parties of the first part, and

JAMES A. THURSTON & DORIS E. THURSTON, husband and wife

parties of the second part:

Witnesseth, that for and in consideration of the sum of \$ 87,900.00, receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said parties of the second part, in fee simple, as Tenants by the Entirety the following described land and premises, situate in the State of Maryland, County of Baltimore and known and distinguished as Lot No. 24, on a Plat of the property of J. Alfred Marriott, Jr., being 14.00 No. 4, "GEORGES PARK", of record among the Land Records of Baltimore County, TX 437.50 in Plat Book No. 8, folio 26. \$ 800.00 440.09

The Improvements thereon being known as 3606 Clifmar Road. DEED 873.50
BEING that same lot obtained by the parties of the first part in a Fee Simple 0094 001 110:56 recorded in Liber 6913, folio 220. 08/26/96

Together with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness my hand and seal the day and year first hereinbefore written.

THOMAS W. HOGG, JR. [SEAL]
ELIZABETH A. HOGG [SEAL]

STATE OF MARYLAND
COUNTY OF Howard

I Hereby Certify that on this 27th day of May 1996, before the undersigned officer, a notary public in and for the state and county aforesaid, personally appeared THOMAS W. HOGG, JR. & ELIZABETH A. HOGG known to me to be the persons whose names are subscribed to the within instrument and did acknowledge that they executed the same for the purposes therein contained, and signed the same in my presence.

In Witness whereof, I hereunto set my hand and official seal.

I hereby certify the within instrument was prepared under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland, 8/2/88, Notary Public, Maryland

My Commission Expires 7/1/90

STATE OF
COUNTY OF

I Hereby Certify that on this day of before the undersigned officer, a notary public in and for the state and county aforesaid, personally appeared known to me to be the person whose name subscribed to the within instrument and did acknowledge that he executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public, Maryland

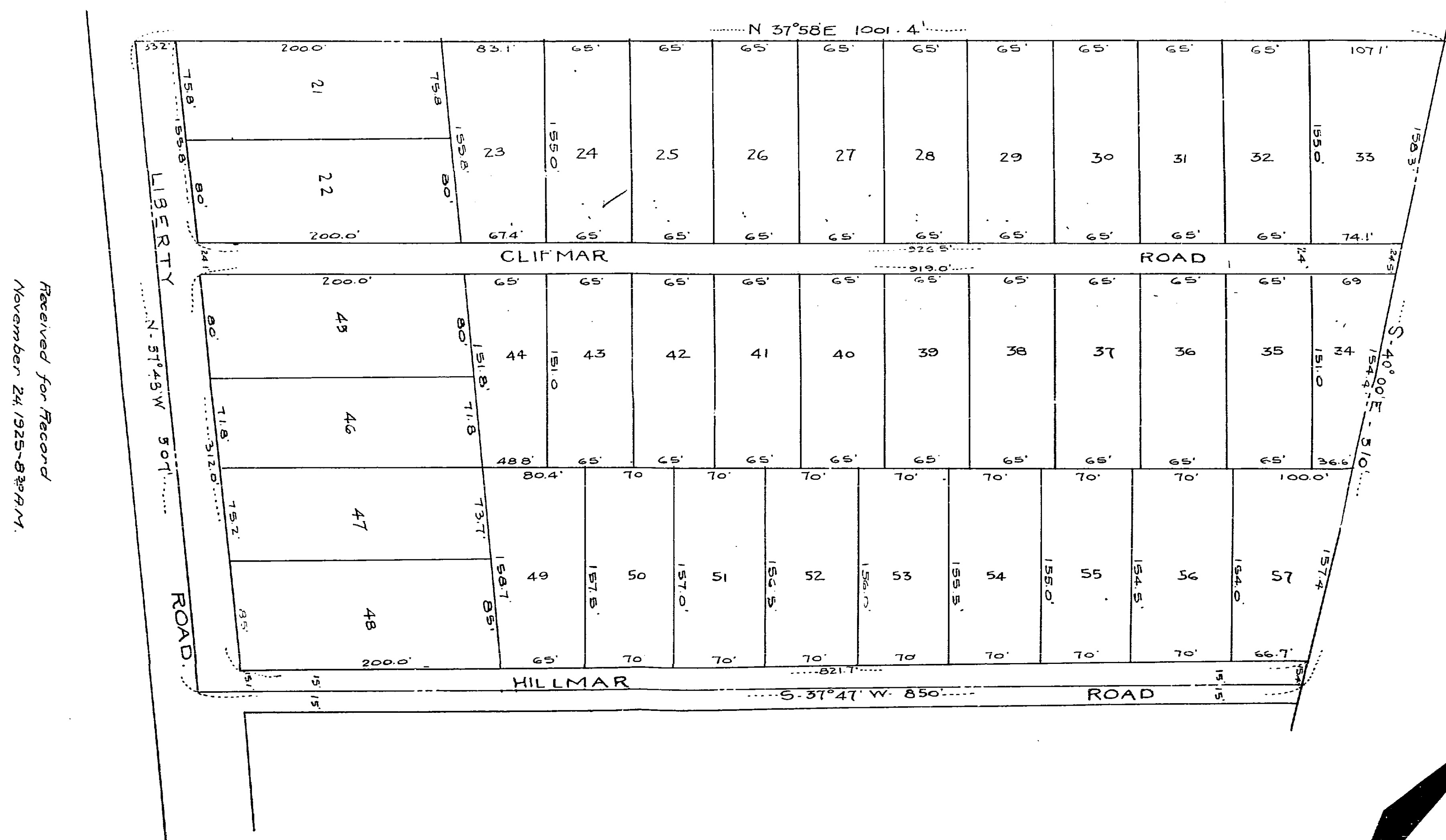
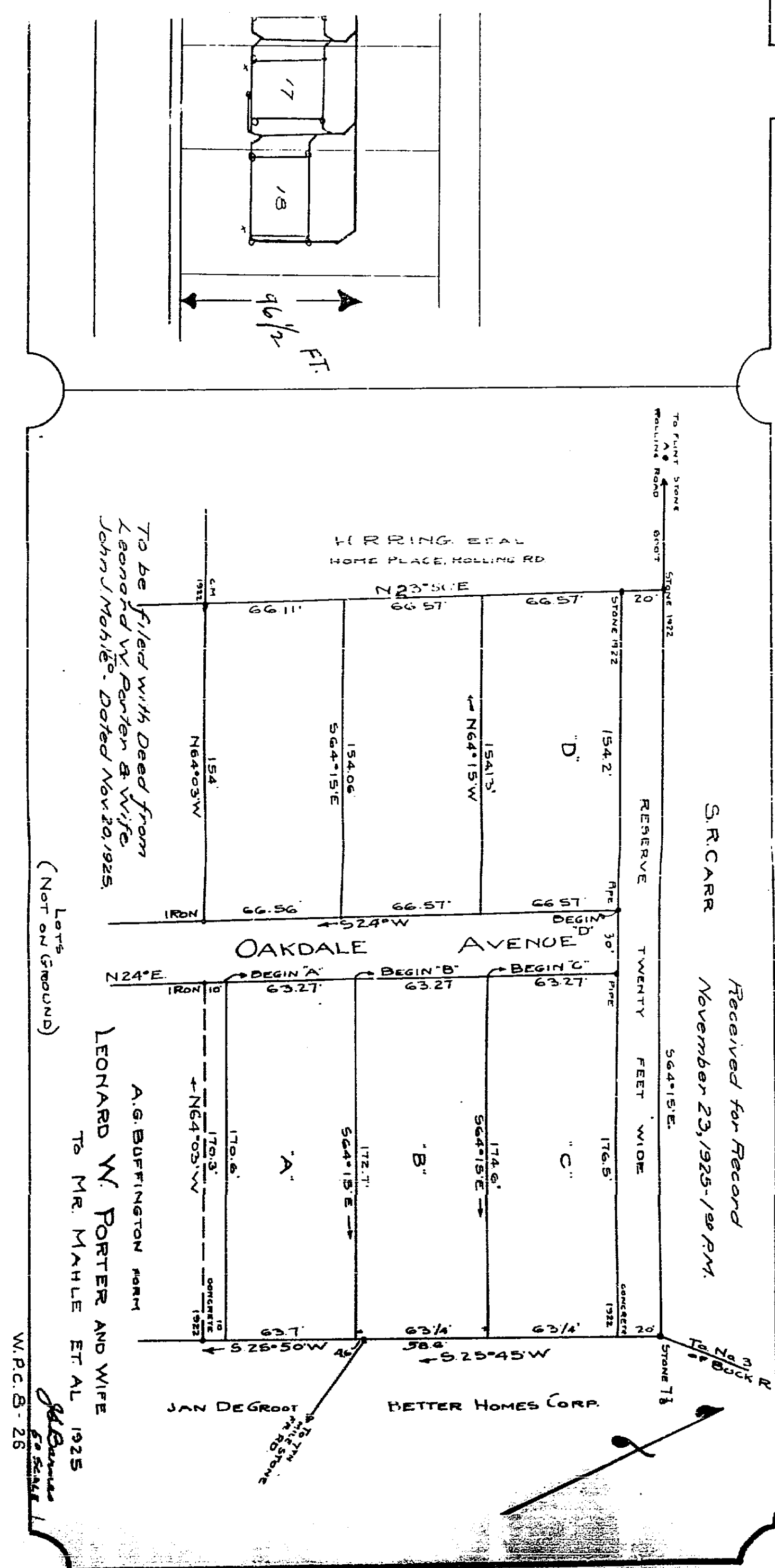
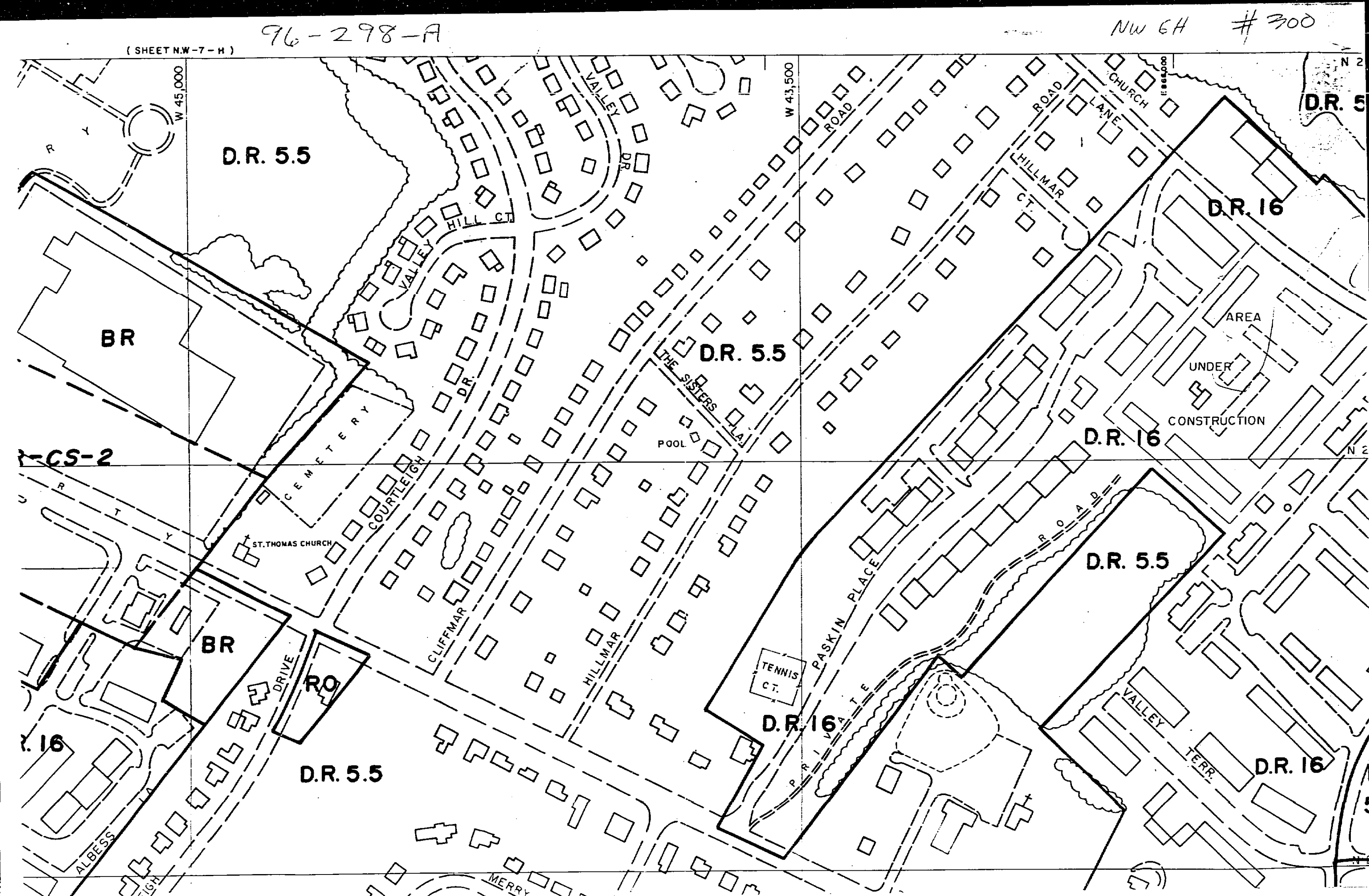
My Commission Expires

THOMAS W. HOGG, JR. & ELIZABETH A. HOGG
JAMES A. THURSTON & DORIS E. THURSTON
Notary Public, Maryland
3606 Clifmar Road
Baltimore, MD 21207
MAIL TO:
Mr. & Mrs. James A. Thurston
3606 Clifmar Road
Baltimore, MD 21207
CAPITOL TITLE INSURANCE AGENCY, INC.
437 East Pratt Street, Suite 101, Baltimore, MD 20706
3150 Lexington Lane, Suite 10, Rockville, MD 20852
2100 Corporate Way, Suite 100, Columbia, MD 21044
5400 New Line, Suite 201, Severn Park, MD 21146
Recorder:
Received for Record on the day of May, A.D. 1996
at _____, Md., and recorded in Liber No. _____ at folio _____ of the Land Records for _____

Affidavit of Consideration

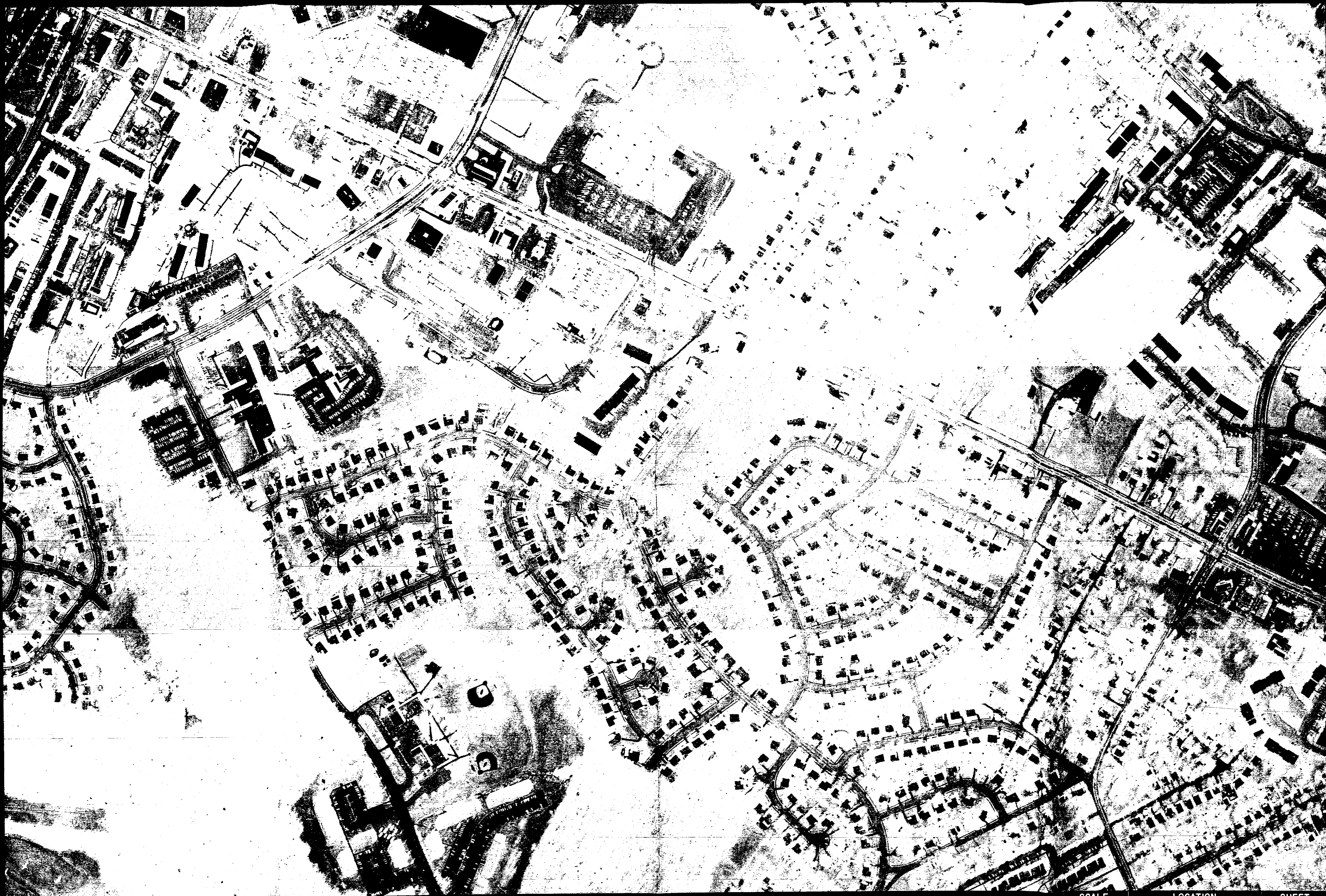
I/WE THOMAS W. HOGG, JR. & ELIZABETH A. HOGG HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID FOR THE AFORESAID DEED IS \$87,900.00 AND THAT THE AMOUNT OF ANY DEED OF TRUST OR MORTGAGE BEING ASSUMED BY THE GRANTEE IS \$-0-

THOMAS W. HOGG, JR.
ELIZABETH A. HOGG
AFFIANT THOMAS W. HOGG, JR.
AFFIANT ELIZABETH A. HOGG



PLAT OF THE PROPERTY OF:
J ALFRED MARRIOTT JR.
BEING PLAT NO 4 GEORGES PARK
IN THE SECOND DISTRICT OF BALTIMORE COUNTY
SCALE . 1"=60'
JUNE 27-1924
W N DUNNINS ROCKPALE, MD
SURVEYOR

96-298-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ROCKDALE

SHEET
N.W.
6-H
#300